



## **ZONING COMMISSION DECISIONS**

**Wednesday, August 14, 2013  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

### **COMMISSION MEMBERS:**

Ann Zadeh, CD 1, Chair	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Nick Genua, CD 7	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Robert West, CD 3	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Hugh Ferrell, CD 5	<u>A</u>		

### **I. WORK SESSION 9:00 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases                             | Staff |

**The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.**

Discussions at lunch recess:

- 1) Standing item: Report of Activities of the City Plan Commission

### **II. PUBLIC HEARING 10:00 AM Council Chamber**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 10 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

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| A. Call to Order                             | Chair      |
| B. Approval of July 10, 2013 Meeting Minutes | <u>8-0</u> |
| C. Continued Cases                           |            |

1. ZC-13-084 CAROLINE SCHRADER 5101 Helmick Ave. ac. CD 3	0.14	RECOMMENDED FOR DENIAL 7-1
a. Applicant/Agent: Eric Schrader b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/I" Planned Development for "I" Light Industrial for outside storage and parking only; site plan waiver requested		
2. ZC-13-088 FRANCES CLARK AND PHILLIP SOTEL 3295 Haslet Rd. 35.33 ac. CD 7	Keller	RECOMMENDED FOR

<p>a. Applicant/Agent: Harwood Properties; Dennis Hopkins</p> <p>b. Request: <i>From:</i> Unzoned <i>To:</i> "C" Medium Density Multifamily</p> <p>c. To be heard by the City Council on September 17, 2013</p>	<p>APPROVAL 8-0</p>
<p>3. ZC-13-091 RAYMUNDO GARCIA 1900 Evans 0.48 ac. CD 8</p> <p>a. Applicant/Agent: Chris Bonilla, Bonilla Group</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial including auto repair and excluding ambulance dispatch station, massage therapy and spa, stealth communication tower, indoor amusement, used apparel sales, feed store, firewood sales, liquor or package store, or veterinary clinic with indoor runs; site plan included</p>	<p>RECOMMENDED FOR DENIAL 8-0</p>

D. New Cases:

<p>4. ZC-13-108 FORT WORTH RAILROAD SALVAGE 11701 Camp Bowie Blvd. W. 4.206 ac. CD 3</p> <p>a. Applicant/Agent: Larry Brumbaugh/Mitch Hanzik</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus furniture storage in a building over 60,000 sq. ft.; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>5. ZC-13-109 RIVERBEND INVESTMENT 8251 Trinity Blvd, 8300-8400 blocks (odd) Snow Egret 24.77 ac. CD 5</p> <p>a. Applicant/Agent: Dennis Hopkins</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "TL-N" Trinity Lakes-Neighborhood</p>	<p>RECOMMENDED FOR APPROVAL 7-0-1</p>
<p>6. ZC-13-110 JAMES FINLEY 7701 NW Loop 820, 6838 Cahoba Dr. 9.773 ac. CD 7</p> <p>a. Applicant/Agent: Brad Mahon</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial and "F" General Commercial <i>To:</i> "AG" Agricultural</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>7. ZC-13-111 AIL INVESTMENT LP 9900 blk Old Denton Rd. 0.79 ac. CD 4</p> <p>a. Applicant/Agent: Peloton Land Solutions/Jonathan Ragsdale</p> <p>b. Request: <i>From:</i> "PD-961" Planned Development for all uses in "D" High Density Multifamily with a minimum of 35% open space, average of 24 units per acre, maximum height 45', slab to top plate, 60' building setback from Old Denton and North Riverside, no fence required if adjacent to single-family district, on-street parking to count towards minimum parking requirement, and with Development Standards; site plan waived <i>To:</i> "G" Intensive Commercial</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>8. ZC-13-112 NORTH SIDE STOCKYARD PROPERTY 107 NW 28<sup>th</sup> St. 1.93 ac. CD 2</p> <p>a. Applicant/Agent: Bonilla Group/Chris Bonilla</p> <p>b. Request: <i>From:</i> "MU-2" High Intensity Mixed Use <i>To:</i> "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed Use plus car wash; site plan included</p>	<p>RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0</p>

<p>9. ZC-13-113 EASTCHASE ENTERPRISES LP 8650 and 8700 Randol Mill Rd. 4.42ac. CD 5</p> <p>a. Applicant/Agent: James Schell b. Request: <i>From</i>: "E" Neighborhood Commercial <i>To</i>: "C" Medium Density Multifamily</p>	<p>CONTINUED 30 DAYS UPON NEIGHBORHOOD'S REQUEST 7-0-1</p>
<p>10. ZC-13-114 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Generally bounded by White Settlement, Roberts Cut-Off, Deavers &amp; Trinity River 22.59 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i>: "B" Two-Family, "E" Neighborhood Commercial and "I" Light Industrial <i>To</i>: "A-5" One-Family and "FR" General Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>11. ZC-13-115 CITY OF FORT WORTH PLANNING AND DEVELOPMENT Generally bounded by Eagle Parkway, I-35W-N, Westport Pkwy, and City of Haslet 1592.05 ac. CD 7</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i>: "K" Heavy Industrial and "PD-328" Planned Development for all uses in "K" Heavy Industrial plus an aircraft fueling station; site plan required <i>To</i>: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus aviation uses, excluding junkyard, sexually oriented businesses, recycling facilities and tattoo parlors; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>12. ZC-13-116 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 801 and 851 W. Rendon Crowley Rd. 48.16 ac. CD 6</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>From</i>: "C" Medium Density Multifamily <i>To</i>: "A-5" One-Family</p>	<p>CONITNUED 30 DAYS UPON OWNER'S REQUEST 8-0</p>
<p>13. ZC-13-117 THOMAS BLANTON 4000-4100 Blk Angle Ave. 1.776 ac. CD 2</p> <p>a. Applicant/Agent: Joe Paniagua b. Request: <i>From</i>: "PD-917" Planned Development for "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning &amp; Development Department for the following uses per Section 4.305(D) of the Comprehensive Zoning Ordinance: recycling center, waste tire facility; facilities handling, processing, and loading of municipal solid waste and recyclable materials for transportation at transfer stations, storage, processing, bailing or reclamation of paper, glass, wood, metals, plastics rags, junk, concrete, asphalt and other materials and materials recovery facilities and recycling centers; composting for yard and wood wastes, municipal solid waste, and/or sludge at composting facilities; and processing and storage of scrap tires at waste tire facilities. Site plan waiver recommended for all other uses. The following uses are prohibited: gambling facilities, circus, adult entertainment, sexually oriented</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>

businesses, night clubs, massage parlors, hazardous waste disposal including household hazardous waste, halfway house, horse, dog, or automotive racing, shooting or weapons firing range, disposal, dumping or reducing of offal or dead animals, packing plant, poultry killing or dressing, cotton gin, cotton oil mill, bailing or compress, paper or pulp manufacture, municipal waste landfill To: "D" High Density Multifamily		
14. ZC-13-120 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: MODEL HOMES CD ALL		RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth b. Request: Section 5.403 "Model Home" to provide for when and where a model home may be built; provide for an increase in the amount of time a model home may be used as such		
15. ZC-13-121 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: COTTAGE FOOD CD ALL		RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth b. Request: Section 5.116a "Home Occupation" to provide that a Cottage Food Production Operation may sell directly to the consumer		
16. ZC-13-124 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CLASSIFICATION OF SEXUALLY ORIENTED BUSINESS AND RELATED DEFINITIONS CD ALL		RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: City of Fort Worth b. Request: Section 5.201 "Classifications" to add to the classification of a Sexually Oriented Business; and Chapter 9 to revise the definitions related to Entertainment, Entertainment Personnel And Nudity		

**ADJOURNMENT:** 12:54 p.m.

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.